



ORDINANCE NO. 1365

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR A PHYSICAL FITNESS CENTER AT 13613 INWOOD ROAD IN AN (LI) ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

Whereas, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State law with reference to the granting of a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending

the Zoning Map of the City of Farmers Branch, so as to grant a specific use permit for a physical fitness center in an (LI) zoning district.

SECTION 2. That the physical fitness center shall be located within the property designated as and more specifically located as follows:

A 6,000 square foot space located in building "A" as shown on Exhibit "B", within the building complex at 13619 Inwood Road.

SECTION 3. That the specific use permit be granted subject to the following conditions:

1. The gym be classified as a weight lifting facility.
2. The Gym Inc. hours shall be not later than 10 p.m. Mondays through Fridays, 10 a.m. until 5 p.m. on Saturdays and 1 p.m. until 4 p.m. on Sundays.
3. The uses within the gym and the facilities arrangement shall be as indicated on the floor plan labeled as Exhibit "A".

SECTION 4. That the above described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by granting of a specific use permit for a physical fitness center in an (LI) zoning district.

SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

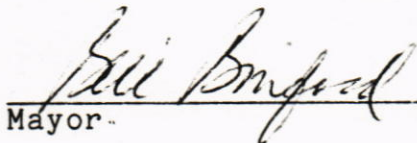
SECTION 6. That any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. Whereas, it appears that the above described property requires that the Specific Use Permit be granted in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, creates an urgency and an emergency in the preservation of the public health, safety and welfare and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 19 day of October, 1981.

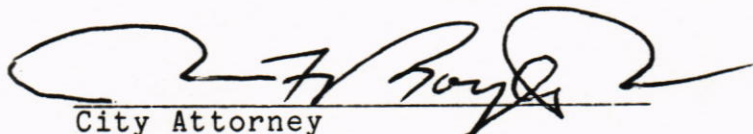
APPROVED:




Mayor

APPROVED AS TO FORM:

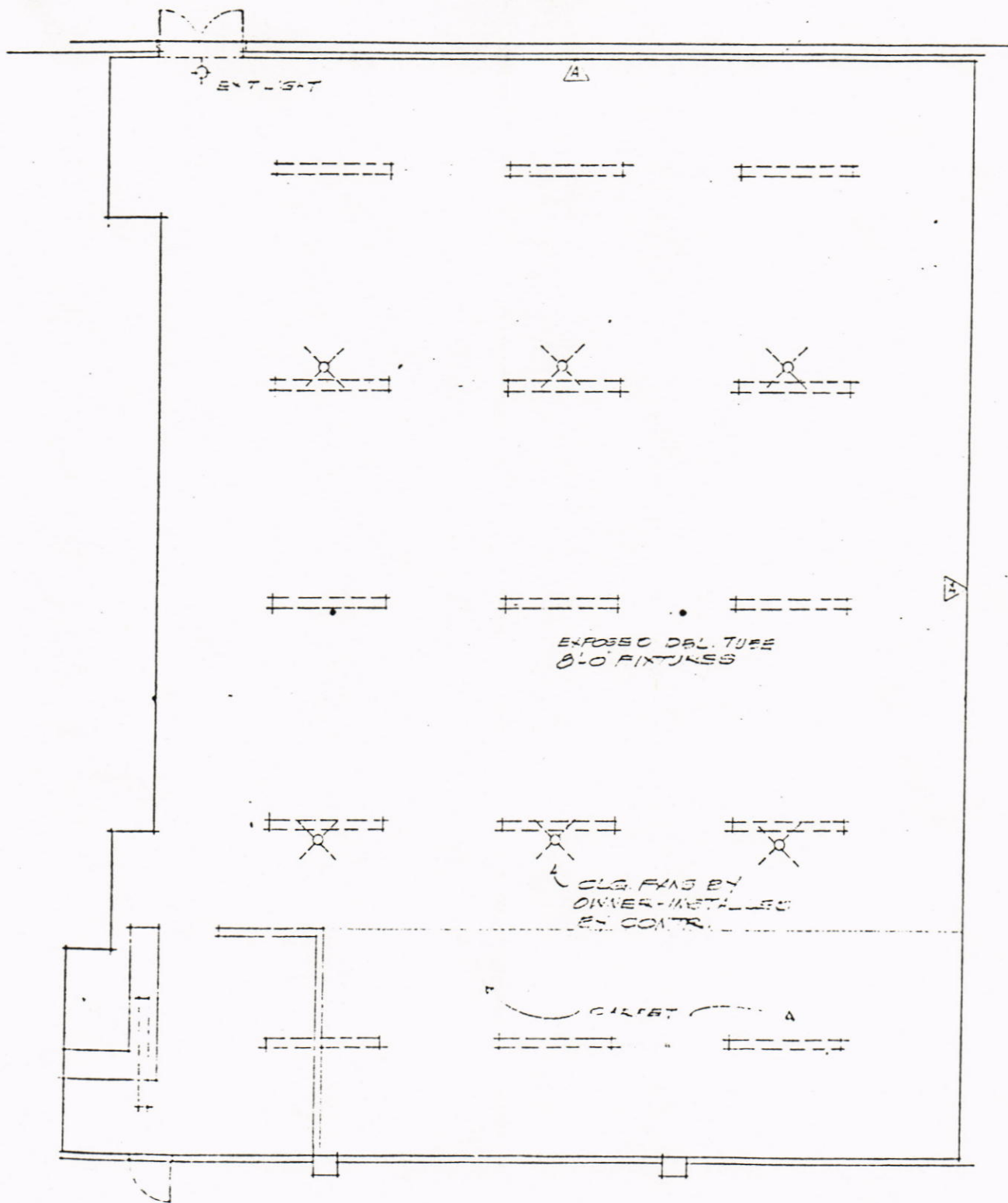
ATTEST:



City Attorney



City Secretary



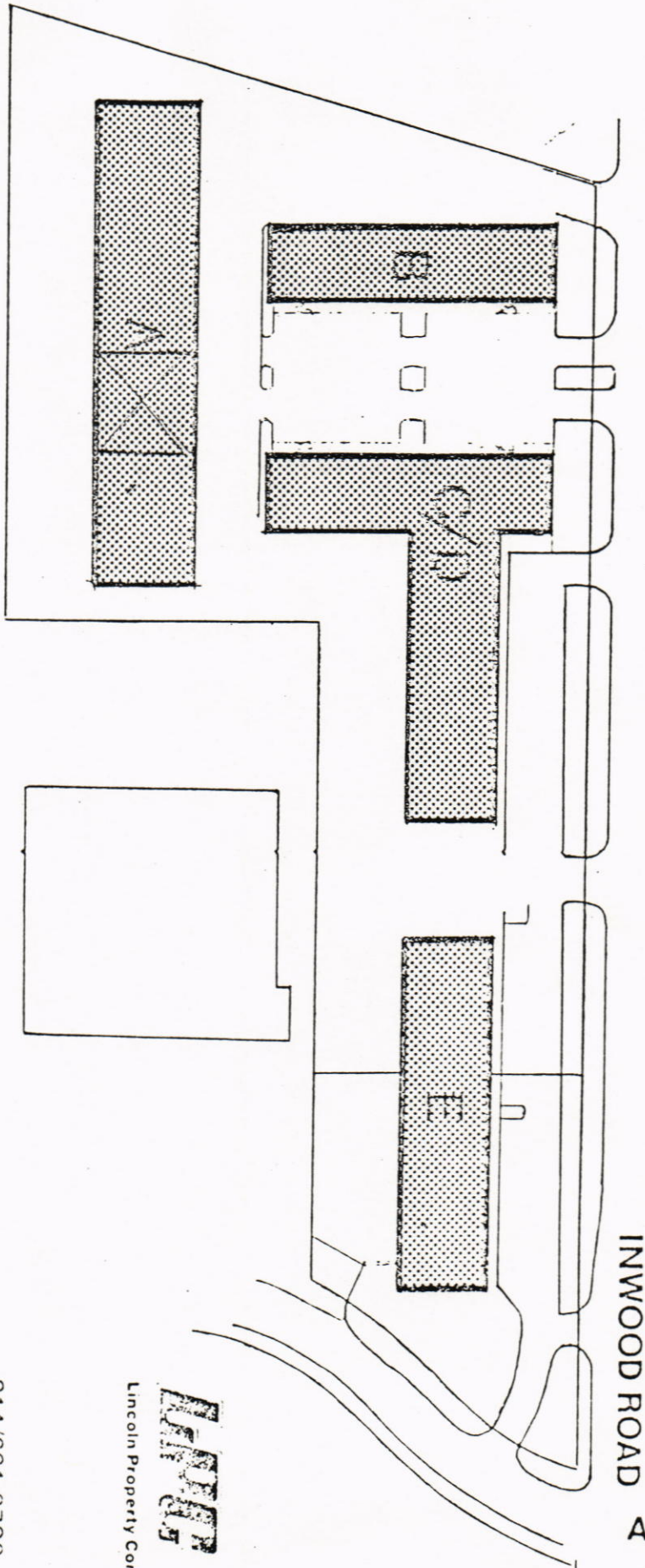
ENTRANCE LIGHTING PLAN
8'-0"

ROOM - V.S. - SCHEDULE

ROOM	CLG.	TYPE

ROOM SCHEDULE

Exhibit "A"



site plan

SCALE 1"=60'

INWOOD PLAZA

Lincoln

Lincoln Property Company.

214/661-0790

or your broker, or write
16250 Dallas Parkway,
Suite 202,
Dallas, Texas 75248

INWOOD

Oct 12 1981

BUILDING INSPECTION

INWOOD ROAD

ALPHA ROAD

Exhibit "B"